



Unit C Prologis Business Park

Twelvetrees Crescent, Bromley-by-Bow, E3 3JG

Detached modern warehouse / industrial unit

15,962 sq ft
(1,482.92 sq m)

- Immediately available due to relocation
- Front loading and car parking area
- Planning consent for an additional 16 car parking spaces to the front and a rear yard with an additional 14 car parking spaces
- High quality offices over ground and first floor
- Secure gated estate with on site security

Unit C Prologis Business Park, Twelvetrees Crescent, Bromley-by-Bow, E3 3JG

Summary

Available Size	15,962 sq ft
Rateable Value	£244,000 Interested parties are however advised to make their own enquiries with the local authority.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Description

The property which is available due to the current occupiers relocation comprises a self-contained detached warehouse of steel portal frame construction with external profile steel cladding under a single pitch profile steel roof incorporating roof lights. The unit benefits from a full height shutter door with 2 storey offices, male and female WCs and kitchen area and lighting throughout.

Location

Unit C is located on Twelvetrees Crescent in Bromley-by-Bow and comprises a secure estate with on-site security and entrance / exit barriers at both east and west entrances to the estate.

The A12 and A13 roads are a short distance from the property providing excellent links to and from the City and Central London to the west and out to the North Circular to the east. There are also 3 London underground stations within a mile radius including Bromley-by-Bow, Star Lane and West Ham.

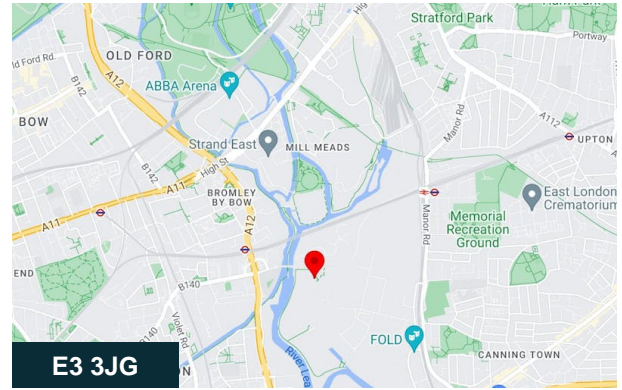
Accommodation

The accommodation comprises the following GIA areas:

Name	sq ft	sq m
Ground - Floor Warehouse	7,792	723.90
Ground - Floor Office	4,096	380.53
1st - Floor Office	4,074	378.49
Total	15,962	1,482.92

Terms

The property is available by way of an assignment of the existing lease which is subject to a tenant break option on the 30th June 2026. Alternatively a longer term lease can be agreed directly with the landlord.



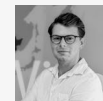
Viewing & Further Information



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